



GRASSROOTS
REALTY GROUP

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**109 Highlands Place
Desert Blume, Alberta**

MLS # A2197185



\$1,399,996

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,064 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Aggregate, Garage Door Opener, Heated Garage, Insulated, Oversized, Tanc		
Lot Size:	0.35 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Cul-De-Sac,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Concrete, Tile	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	11-12-6-W4
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	RRR, Recreation/Residenti
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Sauna, Storage, Tankless Hot Water, Wet Bar, Wired for Sound		

Inclusions: 3-Televisions, sound system, tiki outdoor gas lamps, pool table and accessories, bar dishwasher, outdoor gas table firepit, dining room granite top table and 6-chairs, hot tub

Welcome to your dream home, located in the prestigious community of Desert Blume Estates!! As you enter, be captivated by the open concept design. The expansive living areas, are designed for both entertainment and relaxation, with large windows that showcase an unobstructive views of the Desert Blume Golf Course, country side and Cypress Hills. Allowing natural light to flood the space and providing a seamless connection to the outdoors. Indulge in spacious living areas, that are thoughtfully designed for this walkout bungalow. The kitchen boasts high-end appliances, and ample counter space, making for a culinary haven leading to an extraordinary deck to savor your morning coffee while overlooking the stunning view. Unwind in the primary main floor bedroom, complete with 5-piece ensuite, with heated flooring, a dream walk-in closet with custom designed shelving. The lower level walk-out opens up to a stunning patio deck area, creating an ideal setting for outdoor gatherings or quiet time under the sun or night time stars. Enjoy the indoor convenient amenities, a stand-up wet, bar, 4 1/2' X 9' slate pool table with all accessories, gas fireplace, fridge plus built-in dishwasher. The lower level also offers two generous size bedrooms, 3-piece bath and more ample storage space. Experience the comprehensive sound system that envelopes you in rich audio and perfect ambiance for any occasions, located in every room, plus the outdoor patio and deck areas. The beautiful, spacious landscaped outdoor area, features a fabulous covered patio area, designed for entertaining and relaxation., Relax and enjoy the 7-man hot tub, cozy up to the gas-fire outdoor patio table, the ambiance of the unique Tiki gas pole lighting, convenient boxed garden area, camp and snuggle up by the outdoor wood burning firepit. The super large professionally

landscaped backyard provides a wonderful opportunity to enjoy various activities and relax in nature plus a convenient storage shed for your gardening tools. The triple car heated tandem garage offers extra wide entry doors to accommodate your recreational toys, work bench area and epoxy easy care flooring. Every corner of this home is designed with meticulous attention to detail, and is adorned with high-end finishes that enhance every space throughout the home.